



Planning and Transportation  
301 W. Chestnut  
Rogers, Arkansas 72756  
479-621-1186  
(FAX) 479-986-6896  
[www.rogersar.gov](http://www.rogersar.gov)

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street, March 15, 2016 at 4:30 p.m. on the application by Harold J. Arnoldus for a Conditional Use Permit to allow Vehicle Sales and Service at 2701 NE Hudson Road in the C-2 (Highway Commercial) zoning district and more particularly described as follows:

### LEGAL DESCRIPTION:

A part of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  and a part of the SW  $\frac{1}{4}$  of Section 31, Township 20 North, Range 29 West, described as follows: Beginning at the NE corner of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  and run East 95 feet to the West right-of-way line of St. Louis & San Francisco Railroad; thence following said right-of-way line South 20  $\frac{1}{2}$  degrees West 100 feet; thence South 20 degrees West 100 feet; thence South 19 degrees West 100 feet; thence South 18 degrees West 100 feet; thence South 17 degrees West 100 feet; thence South 16 degrees West 78 feet; thence West 333 feet to the East right-of-way line of U.S. Highway No. 62; thence North 34  $\frac{1}{2}$  degrees East on right-of-way line 661 feet to the North line of said SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; thence East 58 feet to the place of beginning.

### LAYMAN'S DESCRIPTION:

2701 NE Hudson Road

Jim White, Secretary  
Rogers Planning Commission

**PUBLISH ONE TIME ONLY, 2-29-16**

BILL THE CITY OF ROGERS

CONDITIONAL USE PERMIT APPLICATION  
NUMBER 16-05APPLICANT NAME: TAPECO, INC - HAROLD J. ARNOLDUSADDRESS: 2701 NE HUDSON RD - ROGERS, AR 72756EMAIL: harold@tapeco.net PHONE: (479) 619-8369PROPERTY OWNED BY: LESTER DUNCANADDRESS: 2237 S 26<sup>th</sup> ST - ROGERS PHONE: (479) 636-2710GENERAL LOCATION OF PROPERTY: 2701 NE HUDSON NE ROGERSPRESENT USE: 2ND HAND STORE ZONED: C-2CONDITIONAL USE TO ALLOW: USED AUTO SALESPARKING SPACES AVAILABLE: 15 HOURS OF OPERATION: 10-51850 SF RETAIL SPACE - APPROX.Harold Arnoldus  
APPLICANT SIGNATURE

## TO BE INCLUDED WITH APPLICATION:

- LEGAL DESCRIPTION OF PROPERTY
- LETTER FROM APPLICANT
- APPLICANT CERTIFICATION
- COPY OF ANY PROTECTIVE COVENANTS

IF APPLYING TO OPEN A DAY CARE, COMPLETE THE FOLLOWING:

NUMBER OF CHILDREN: N/A MOST CHILDREN AT ONE TIME \_\_\_\_\_

## PLANNING AUTHORITY PROVIDES:

PUBLIC HEARING DATE: 3-15-16 DATE FILED 2-12-16 APPLICATION FEE: \$100

PLANNING COMMISSION ACTION \_\_\_\_\_ DATE \_\_\_\_\_ PERMIT EXPIRES \_\_\_\_\_

OTHER INFORMATION: \_\_\_\_\_

Tapeco, Inc  
2701 NE Hudson Rd  
Rogers, Ar 72756

Rogers Planning Commission  
301 West Chestnut St  
Rogers, AR 72756

Dear Planning Commissioners,

This letter is presented with our application for a conditional use permit for our business located at 2701 NE Hudson Rd in Rogers. We would like to expand our present 2<sup>nd</sup> hand store business to include the sale of used cars.

We anticipate no additional traffic generated and no additional parking will be needed. A sign announcing used car sales will be erected in accordance with state regulations

There will be no flammable or hazardous materials present and no additional noise or lights.

Hours of operation are Tuesday through Saturday from 10:00am to 4:00pm  
Closed Sunday and Monday

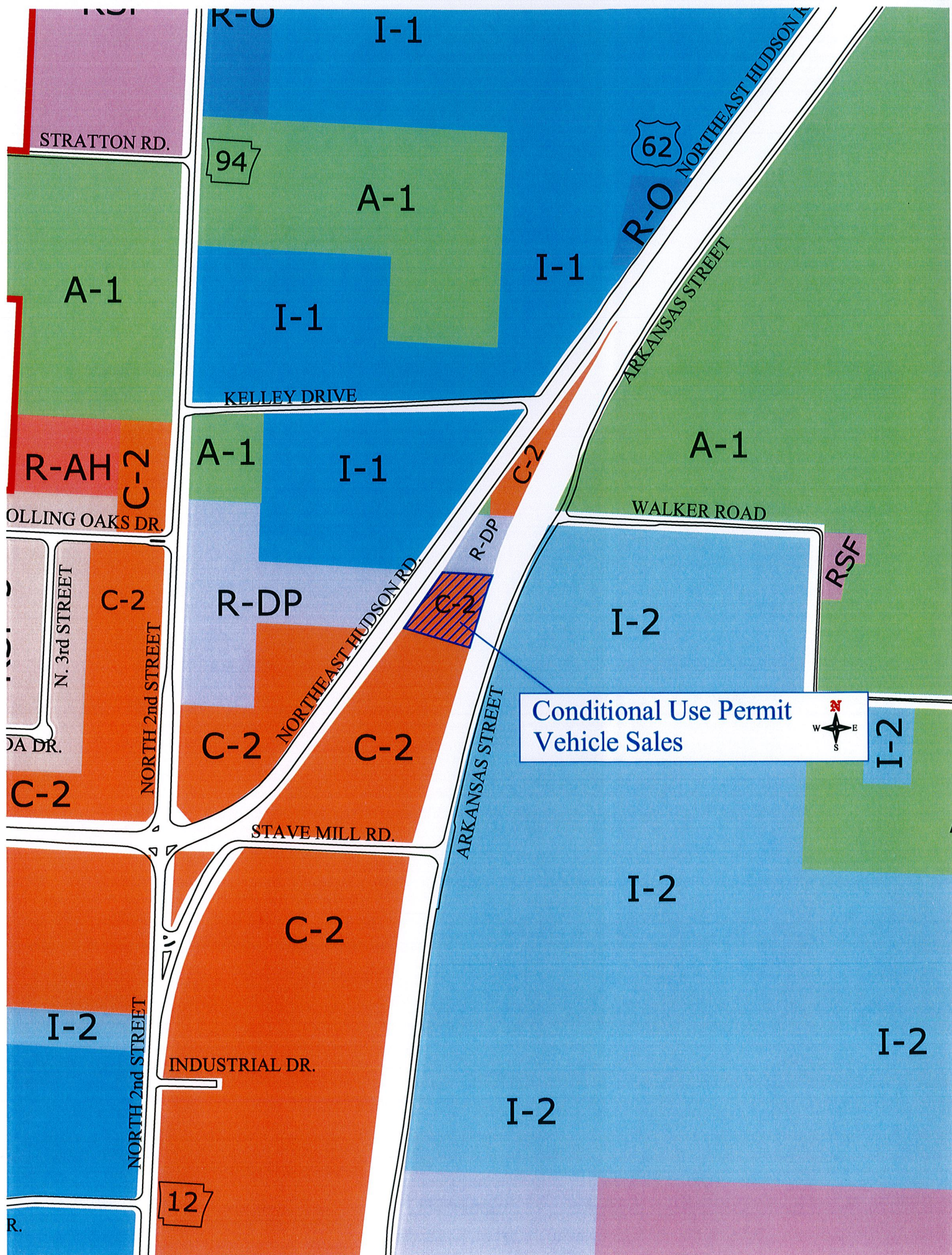
An application has been submitted to the State of Arkansas for a Used Auto Dealership and all State regulations will be complied with.

Thank You for your consideration



Harold Arnoldus  
President





STRATTON RD.

94

62

NORTHEAST HUDSON RD.  
ARKANSAS STREET

I-1

A-1

A-1

I-1

I-1

KELLEY DRIVE

R-AH

C-2

ROLLING OAKS DR.

A-1

I-1

A-1

WALKER ROAD

RSF

N. 3rd STREET  
NORTH 2nd STREET  
DA DR.  
C-2  
C-2

R-DP

C-2

C-2

NORTHEAST HUDSON RD.

C-2

ARKANSAS STREET

Conditional Use Permit  
Vehicle Sales



STAVE MILL RD.

NORTH 2nd STREET  
INDUSTRIAL DR.  
12

I-2

I-2

I-2

I-2

I-2